



OLIVER

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Estate Agency with a personal touch!

Napsbury Avenue, London Colney, St Albans, Herts, AL2



A RARELY AVAILABLE TWO BEDROOM, GROUND FLOOR MAISONETTE WITH OWN GARDEN AND PARKING. This spacious home is WELL PRESENTED THROUGHOUT and benefits from a 900 YEAR+ LEASE.

- **Ground Floor Maisonette**
- **Two Bedrooms**
- **Extended Lounge/ Diner**
- **Modern Kitchen**
- **Two Parking Spaces**
- **Own Private Garden**
- **900 Year + Lease**
- **Popular Location**

£360,000 Share of Freehold

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Accommodation Comprises

Entrance Hall

Bedroom One 11'3" x 10'7" (3.43m x 3.23m)

Bedroom Two 10'0" x 7'9" (3.05m x 2.36m)

Lounge Area 12'6" x 11'0" (3.81m x 3.35m)

Dining Area 10'4" x 8'6" (3.15m x 2.59m)

Kitchen 7'9" x 7'5" (2.36m x 2.26m)

Bathroom 7'5" x 6'5" (2.26m x 1.96m)

Exterior

Private Rear Garden

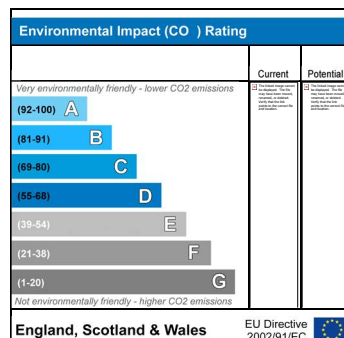
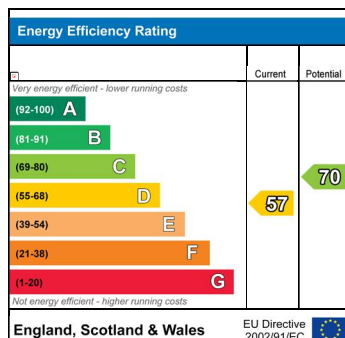
Front Garden & Parking

Driveway providing off street parking for 2 cars

Lease Information

999 year lease Share of Freehold £10 pa ground rent





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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.